

PART 9

5-900

CATEGORY 9 OUTDOOR RECREATION

In addition to the general standards set forth in Section 006 above, the following standards shall apply:

5-901

Standards for All Category 9 Uses

1. No off-street parking or loading space shall be located within fifty (50) feet of any adjoining property which is in a Residential District.

5-902

Additional Standards for Country Club/Golf Course, Public or Private

1. The minimum lot size requirement shall be fifteen (15) acres.
2. No structure used in connection with the use shall be located closer than fifty (50) feet to any lot line.

5-903

Additional Standards for Swimming/Tennis (Racquet) Facility, Public or Private

1. The minimum lot size requirement shall be one (1) acre.
2. No building used for or in conjunction with the use shall be located within 100 feet of any adjoining property which is in any Residential District.

5-904

Additional Standards for Firing Range, Skeet or Trapshooting Facility (Indoor or Outdoor)

1. The minimum lot size requirement shall be fifty (50) acres.
2. No structure used for or in conjunction with the use shall be located closer than 100 feet to any lot line.
3. The protection of adjacent properties will be assured by proper design, location and/or orientation of earthworks and firing line(s).
4. In the consideration of an application for such a use, both safety and noise factors will be taken into account and appropriate conditions imposed with respect thereto.
5. No permit shall be issued for such a use until the applicant has furnished evidence that the proposed development meets all applicable State and County laws.

5-905

Additional Standards for Baseball Hitting and Archery Ranges

1. The minimum lot size requirement shall be three (3) acres.

2. No structure used in connection with the use shall be located closer than 100 feet to any lot line.

5-906

Additional Standards for Camps and Recreation Grounds, Lodges and Resorts

1. The minimum lot size requirement shall be twenty (20) acres.
2. No structure or campsite or athletic facility shall be located closer than 100 feet to any lot line.
3. No permit shall be issued for such a use until the applicant has furnished evidence that the proposed development meets all applicable State and local health requirements.
4. All parking and loading areas, swimming pools and tennis courts shall be effectively screened.

5-907

Additional Standards for Tent Campground

1. The minimum lot size requirement shall be twenty (20) acres.
2. Travel trailers and other residential vehicles are not allowed.
3. The only permanent structure allowed for residential use will be occupied by the resident owner or manager.
4. The facility shall have direct access by means of a travel-way twenty (20) feet in width to a road currently maintained by the State.
5. No structure or campsite shall be located closer than 100 feet to any lot line.
6. No permit shall be issued for such a use until the applicant has furnished evidence that the proposed development meets all applicable State and local health requirements.
7. Density shall not exceed one (1) campsite per acre.

5-908

Additional Standards for Travel Trailer Park

1. Both tents and recreational vehicle campers can be accommodated within a travel trailer park, but the park shall be designed for travel trailers.
2. Each park shall provide electrical outlets at each individual site, one or more central travel trailer sanitary stations, and toilet and shower facilities.
3. The road frontage requirement shall be 200 feet on a road with a minimum designation of major collector (or higher) in the

Comprehensive Plan unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

4. Accessory commercial uses are permitted, exclusively for the use of residents of the park (e.g., coin-operated laundry, convenience store, entertainment).
5. Density shall not exceed ten (10) camping sites per acre.
6. Each campsite shall contain a minimum of 3,000 square feet.
7. No structure, campsite or athletic facility shall be located closer than 100 feet to any lot line.
8. No permit shall be issued for such a use until the applicant has furnished evidence that the proposed development meets all applicable State and local health requirements.
9. The one permanent residential occupancy allowed shall be for the resident owner or manager; no other may reside in the park for a period exceeding one (1) week.
10. The minimum lot size requirement shall be five (5) acres.

5-909

Additional Standards for Equestrian Facilities, Including Boarding and Instruction (Non-Spectator)

1. No facilities or activities intended for spectators are allowed.
2. The minimum lot size requirement shall be five (5) acres.
3. No structure associated with a riding or boarding stable or indoor riding facility shall be located closer than 100 feet to any lot line.

5-910

Additional Standards for Equestrian Facilities, Including Boarding and Instruction (Spectator Uses)

1. The minimum lot size requirement shall be ten (10) acres.
2. The road frontage requirement shall be 300 feet on a State maintained road with a minimum designation of major collector in the Comprehensive Plan unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety or road usage.
3. No structure, riding ring, or course, spectator facility or parking area shall be located closer than 100 feet to any lot line.

Additional Standards for Drive-In or Outdoor Theater

1. The minimum lot size requirement shall be five (5) acres.
2. The road frontage requirement shall be 300 feet on a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals find that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety or road usage.
3. No structure used for or in conjunction with the use shall be located within 200 feet of any adjoining property which is in a Residential District.

5-912

Additional Standards for Golf Driving Ranges

1. No structure used in connection with the use shall be located closer than 100 feet to any lot line.
2. The minimum lot size requirement shall be five (5) acres.

5-913

Additional Standards for Commercial Hunting or Fishing Preserves

1. Appropriate noise and safety buffers shall be provided depending on the nature and intensity of the use.
2. For bird shooting activities steel pellets shall be required when circumstances warrant.

5-914

Additional Standards for Class A Spectator and Non-Spectator Field Events and Activities

1. No Class A event or activity shall have more than fifty thousand (50,000) cumulative attendees per event. No Class A event or activity shall exceed three (3) days in length. No special exception shall be granted allowing more than nine (9) Class A events or activities on the property subject to the special exception in any one calendar year. Class A events in excess of nine per year or lasting more than three days shall require special permit approval for each event.
2. Sites eligible for Class A events and shall contain a minimum of 200 acres and have a minimum of 2,000 feet of frontage on a road designated by the County as a major collector (or higher) in the Comprehensive Plan unless the Board of Supervisors or the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage. Notwithstanding anything to the contrary contained in this paragraph, the Board of Supervisors may approve a special exception on a site of less than 200 acres or less than 2,000 feet of frontage upon findings that less restrictive standards do not negatively impact any other general or specific standards contained in Article 5 for this use and will serve the purposes of promoting public health, safety, and welfare to an equivalent degree.
3. Vehicular racing, commercial horse racing and permanent horse training stables shall not be permitted. (Commercial horse racing is defined as a permanent horse racing track with permanent covered seating and which is operated for ten consecutive days or more at a time. Permanent horse stables are defined as any stable regularly used for the exercise of horses used in commercial racing.)
4. Field sports are those outdoor sports activities which may be conducted on or within open field areas without the use of an

enclosed stadium or area for spectators such as cross country running, track and field, soccer, football, frisbee, kite flying, fly casting, field hockey, rugby, hot air ballooning, softball, golf ball driving, dog trials and the disciplines of Triathlon, Pentathlon and Decathlon.

5. No structure shall be located closer than 100 feet to any lot line.
6. The special exception holder shall provide adequate security, emergency, traffic control, sanitation and refreshment services at every Class A event or activity. At least thirty (30) days prior to holding a Class A event the holder of the special exception for the property upon which a Class A event will be held shall provide to the Zoning Administrator written proof, including copies of any permits or licenses if required, from the following agencies that control traffic, security, emergency services and on-site sanitary and refreshment facilities are adequate for the size and the type of the event or activity to be held:

Fauquier County Sheriff's Office
Virginia Department of Transportation
Fauquier County Emergency Services Coordinator
Fauquier County Health Department

7. All requirements of the Fauquier County Code, including this ordinance, which pertain to limitations and exhibitions on noise in the applicable zoning districts shall be complied with by the holder of the special exception.
8. Any retail sales conducted on the property shall either be (a) accessory and incidental to the permitted activity or (b) conducted by and for the benefit of nonprofit, tax exempt organizations whose principal offices are located within the County. At least thirty (30) days prior to holding a Class A event the holder of the special exception for the property upon which the event will be held shall provide to the Zoning Administrator the name, address and a contact person for each individual, group association, partnership or corporation which is expected to conduct retail sales at the event.

5-915

Additional Standards for Class B Spectator and Non-Spectator Field Events and Activities

1. No Class B field event or activity shall have more than 5,000 cumulative attendees per event. No special exception shall be granted allowing more than twelve (12) events in any one calendar year. No Class B event shall exceed three (3) days in length. Class B events having greater than 5,000 attendees or in excess of twelve (12) events per year or lasting more than three (3) days shall require special permit approval for such event.

2. Sites eligible for Class B events and activities shall contain a minimum of 100 acres and have a minimum of 500 feet of frontage on a road designated by the County as a major collector (or higher) in the Comprehensive Plan unless the Board of Supervisors or the Board of Zoning Appeals find that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage. Notwithstanding anything to the contrary contained in this paragraph, the Board of Supervisors may approve a special exception on a site of less than 100 acres or less than 500 feet of frontage or upon findings that less restrictive standards do not negatively impact any other general or specific standard contained in Article 5 for this use and will serve the purposes of promoting public health, safety, and welfare to an equivalent degree.
3. Vehicular racing, commercial horse racing and permanent horse training stables shall not be permitted. (Commercial horse racing is defined as a permanent horse racing track with permanent covered seating and which is operated for ten consecutive days or more at a time. Permanent horse stables are defined as any stable regularly used for the exercise of horses used in commercial racing.)
4. Field sports are those outdoor sports activities which may be conducted on or within open field areas without the use of an enclosed stadium or arena for spectators such as cross country running, track and field, soccer, football, frisbee, kite flying, fly casting, field hockey, rugby, hot air ballooning, softball, golf ball driving, dog trials and disciplines of Triathlon, Pentathlon and Decathlon.
5. No structure shall be located closer than 100 feet to any lot line.
6. The special exception holder shall provide adequate security, emergency, traffic control, sanitation and refreshment services at every Class B event or activity. At least thirty (30) days prior to holding a Class B event the holder of the special exception for the property upon which a Class B event will be held shall provide to the Zoning Administrator written proof, including copies of any permits or licenses if required, from the following agencies that control traffic, security, emergency services and on-site sanitary and refreshment facilities are adequate for the size and the type of the event or activity to be held:

Fauquier County Sheriff's Office
Virginia Department of Transportation
Fauquier County Emergency Services Coordinator
Fauquier County Health Department
7. All requirements of the Fauquier County Code, including this ordinance, which pertain to limitations and prohibitions on noise in

the applicable zoning districts shall be complied with by the holder of the special exception.

8. Any retail sales conducted on the property shall either be (a) accessory and incidental to the permitted activity or (b) conducted by and for the benefit of a nonprofit, tax exempt organization. At least thirty (30) days prior to holding a Class B event the holder of the special exception for the property upon which the event will be held shall provide to the Zoning Administrator the name, address and a contact person for each individual, group, association, partnership or corporation which is expected to conduct retail sales at the event.

5-916

Additional Standards for Class C Spectator and Non-Spectator Field Events and Activities

1. No Class C field event or activity shall have more than 1,000 cumulative attendees per event and no Class C event shall exceed three (3) days in length. Class C events that have more than 1,000 attendees or last more than three days shall require special permit approval for each event.
2. Sites eligible for Class C events and activities shall contain a minimum of 50 acres and have a minimum of 300 feet of frontage on a road designated by the County as a major collector (or higher) in the Comprehensive Plan unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage. Notwithstanding anything to the contrary contained in this paragraph, the Board of Supervisors may approve a special exception on a site of less than 50 acres or less than 300 feet of frontage upon findings that less restrictive standards do not negatively impact any other general or specific standard contained in Article 5 for this use and will serve the purposes of promoting public health, safety, and welfare to an equivalent degree.
3. No structure shall be located closer than 100 feet to any lot line.
4. Field sports and those outdoor sports activities which may be conducted on or within open field areas without the use of an enclosed stadium or arena for spectators such as cross country running, track and field, soccer, football, frisbee, kite flying, fly casting, field hockey, rugby, hot air ballooning, softball, golf ball driving, dog trials and the disciplines of Triathlon, Pentathlon and Decathlon.
5. No structure shall be located closer than 100 feet to any lot line.
6. The special exception holder shall provide adequate security, emergency, traffic control, sanitation and refreshment services at every Class C event or activity. At least thirty (30) days prior to holding a Class C event the holder of the special exception for the

property upon which a Class C event will be held shall provide to the Zoning Administrator written proof, including copies of any permits or licenses if required, from the following agencies that control traffic, security, emergency services and on-site sanitary and refreshment facilities are adequate for the size and the type of the event or activity to be held:

Fauquier County Sheriff's Office
Virginia Department of Transportation
Fauquier County Emergency Services Coordinator
Fauquier County Health Department

7. All requirements of the Fauquier County Code, including this Ordinance, which pertain to limitations and prohibitions on noise in the applicable zoning districts shall be complied with by the holder of the special exception.
8. Any retail sales conducted on the property shall either be (a) accessory and incidental to the permitted activity or (b) conducted by and for the benefit of a nonprofit, tax exempt organization. At least thirty (30) days prior to holding a Class C event the holder of the special exception for the property upon which the event will be held shall provide to the Zoning Administrator the name, address and a contact person for each individual, group, association, partnership or corporation which is expected to conduct retail sales at the event.

5-917

Additional Standards for Golf Practice Facility in the Rural Agriculture Zone

1. The facility shall not be lighted.
2. In a Residential or Rural district, the facility shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
3. All requirements of the Fauquier County Code, including this Ordinance, which pertain to limitations and prohibitions on noise in the applicable zoning districts, shall be complied with by the holder of the special permit.
4. Any retail sales conducted on the property shall be accessory and incidental to the permitted activity and conducted for the participants of the site.
5. No structure shall be located closer than 100 feet to any lot line.
6. The minimum lot size shall be twenty-five (25) acres.

7. The BZA may require such screening, planting, fencing, preservation of trees, entrances, design of structures, or any other requirement which will ensure the minimal impact on the use of the surrounding area and uses.

5-918

Standards for Team Recreation Sports

In addition to the general standards set forth in Section 006 above, the following standards shall apply:

1. Minimum acreage required for team recreation sports is five (5) acres.
2. Access shall be on a rural minor street or greater as shown in the Comprehensive Plan, fully paved section, and a highway entrance permit is required from the Virginia Department of Transportation, provided however, the Zoning Administrator may waive the requirement for the fully paved section of the road, should she determine that the waiver will not negatively impact health & safety.
3. Setback from adjoining dwellings shall be at least three hundred (300) feet unless written authorization is obtained from adjoining property owner(s). If written authorization is obtained, then the minimum setback is fifty (50) feet.
4. Parking shall not be in any required front yard or within fifty (50) feet of any side or rear lot line.
5. A minimum setback of one hundred (100) feet is required from any streambed.
6. The hours of operation shall be limited to the hours between 8:30 A.M. to 8:30 P.M.; and further restricted as applicable to daylight hours.
7. All grass areas used for parking and recreation shall be free of all trash, properly maintained, and mowed to a maximum length of four (4) inches.
8. Administrative permits shall be valid for a period of three (3) years, and may be renewed at the end of each three (3) year period for continued use.
9. Field use shall be limited to teams involving youth, eighteen (18) years old and under.
10. Notification shall be sent to all property owners adjacent to the proposed use. Said notice shall include a description of the property under consideration, the proposed use of the property, a statement that a copy of the proposed plan can be reviewed at the Department

of Community Development, and that comments concerning the proposed use can be made to the Zoning Administrator.

11. The maximum acreage permitted on the site to be used for team recreation sports shall be ten (10) acres.
12. The team recreation field(s) shall be used for practice fields.
13. No lights, concession stands, buildings, dugouts, bleachers, or amplified sound shall be permitted on site.

5-919

Minimum standards for paintball recreation fields

1. The minimum lot size requirement shall be 24 acres.
2. No structure shall be closer than 100 feet to any lot line.
3. No area where paintballs are discharged shall be located within 300' of any lot line or 500' from any adjoining residential property, provided that a lesser setback may be permitted by the Board of Supervisors upon a determination that the lesser setback in combination with other elements of the site design provides adequate protection to adjoining properties and rights-of-ways.
4. A 20' high nylon mesh screen shall be installed around all play areas and shall be removed when the play area is not being utilized, at the end of each day. The height of the screen may be lowered to no less than 10' by the Board of Supervisors upon a determination that the lower screen in combination with other elements of the site design provides adequate protection from discharged paintballs.
5. All parking and spectator areas, structures and play areas shall be effectively screened.
6. Any retail sales conducted on the property shall be accessory and incidental to the permitted activity and conducted only for the participants of the site.
7. A plan of operations specifying days and hours of operation, number of participants and employees, types of equipment to be utilized by users of the site, safety procedures, type of compressed air fuel to be utilized on the site and storage and maintenance procedures for the compressed air fuel shall be provided for review in conjunction with the special exception application. All Safety procedures shall be reviewed and approved by Emergency Services. All activities shall be in compliance with National Paintball League standards.
8. The hours of operation shall be limited to 8:30 A.M. to 8:30 P.M., and further restricted as applicable to daylight hours.
9. No lights or amplified sounds shall be permitted.

10. The facility shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
11. The facility shall be secured at the close of business each day.
12. The applicant shall include the proposed number of persons to be on the site in the application information.
13. All equipment and objects utilized in the paintball activities shall be removed from the site within 90 days of the discontinuance of the paintball use.

PART 10

5-1000

CATEGORY 10 RECREATION AND AMUSEMENT

In addition to the general standards set forth in Section 006 above, the following standards shall apply:

5-1001

Standards for All Category 10 Uses

1. Such uses shall be conducted in completely enclosed, air-conditioned, soundproofed buildings; however, this requirement shall not apply to private clubs where deemed not necessary by the Board or BZA.

5-1002

Additional Standards for Private Clubs

1. No building shall be located closer than 100 feet to any lot line in or abutting a Residential or Rural District.
2. Off-street parking and loading areas shall be located no less than 25 feet to any property line in or abutting a Residential or Rural District, and when located within such district, shall be effectively screened.

PART 11

5-1100

CATEGORY 11 PUBLIC AND QUASI-PUBLIC USES

5-1101

Additional Submission Requirements

In addition to the submission requirements set forth in Section 001 above, all applications for Category 11 public uses shall be accompanied by a statement by an official or officer of the governmental body who shall be present giving the exact reasons for selecting the particular site as the location for the proposed facility, including any alternatives considered.

5-1102

Standards for All Category 11 Uses

In addition to the standards set forth in Section 006 above, the following standards shall apply:

1. For public uses, it shall be concluded that the proposed location of the special permit/special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. In or abutting the Rural and Residential District, all open off-street parking and loading areas shall be no closer than 25 feet from any lot line and shall be effectively screened.

5-1103

Additional Standards for Penal/Correctional Facility

In addition to the general standards set forth in Section 006 above, the following standards shall apply:

1. The minimum lot size requirement shall be one hundred (100) acres.
2. The facility shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
3. No structure used for or in conjunction with the use shall be located within 200 feet of any adjoining property which is in a Residential or RR-2 District, nor within 100 feet of such property in a Rural District (except for the Large Lot District).

5-1104

Additional Standards for Arena/Stadium

In addition to the general standards set forth in Section 006 above, the following standards shall apply:

1. The minimum lot size requirement shall be one hundred (100) acres.

2. The road frontage requirement shall be 300 feet on a road designated as an arterial (or higher) in the Comprehensive Plan unless the Board of Supervisors or the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

5-1105

Additional Standards for Libraries and Public Safety Facilities

The facility shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Supervisors or the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

5-1106

Additional Standards for Fairgrounds

In addition to the general standards set forth in Section 006 above, the following standards shall apply:

1. The minimum lot size requirement shall be ten (10) acres.
2. The road frontage requirement shall be 300 feet on a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
3. No structure used for or in conjunction with the use shall be located within 100 feet of any adjoining property in a district permitting residential uses.

5-1107

Additional Standards for Museum

1. Only existing historic structures or sites may be utilized as museums in the Village, Residential-1, Residential-2, Residential –3 and Residential-4 Zoning Districts.
2. The facility shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
3. Any retail sales conducted on the property shall be accessory and incidental to the permitted activity, located within the existing historic structure and conducted for the participants of the site.

The BZA may require such screening, planting, fencing, preservation of trees, entrances, design of structures, or any other requirements which will ensure the minimal impact on the use of the surrounding area and

uses.

PART 12

5-1200

**CATEGORY 12 COMMERCIAL RETAIL
USES**

In addition to the general standards as set forth in Section 006 above, the following conditions shall apply:

5-1201

Additional Standards for Antique Shops Less than 3,000 Square Feet

The following standards apply to antique shops located in Residential and Rural Districts:

1. Any building so used shall have the exterior appearance of a single family dwelling and shall be the bona fide residence of the proprietor.
2. There shall be no outdoor display of goods or merchandise.
3. Off-street parking and loading areas shall be located no closer than twenty-five (25) feet to any property line and shall be effectively screened.
4. The lot shall have frontage on a major collector (or higher) as designated in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

5-1202

Additional Standards for Retail Sales in Conjunction with Category 16 or 17 Uses

1. Retail sales of goods produced on or off the site may be conducted as part of the primary use.
2. Retail sales shall represent an activity clearly subordinate to the primary use on the site and shall not involve more than 10% of the gross floor area of the facility (or outdoor area involved in the use, if appropriate).

PART 13

5-1300

**CATEGORY 13 COMMERCIAL BUSINESS
AND PERSONAL SERVICES**

In addition to the general standards as set forth in Section 006 above, the following standards shall apply:

5-1301

Additional Standards for Kennels

1. The minimum lot size requirement shall be two (2) acres, except in the R-1 zoning district, where the minimum lot size shall be twenty (20) acres.

2. a. In all zoning districts other than R-1/Residential, no structure for the confinement, care or breeding of dogs, and no associated structure shall be located closer than 75 feet to any lot line, except that this requirement shall not apply to structures which are completely enclosed, adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other properties in the area.
- b. In the R-1/Residential zoning district, all dog confinement areas and dog runs shall be located within enclosed structures, and no such structure shall be located closer than 200 feet to any lot line.
3. All dogs shall be kept in pens designed and maintained for secure confinement.
4. In consideration of an application for a permit, the BZA shall take into account the numbers and kinds of dogs proposed to be kept and the characteristics thereof and may prescribe conditions with respect thereto.
5. Maximum of ten (10) dogs per acre.

5-1302

Additional Standards for Veterinary Clinics

1. All such facilities shall be within a completely enclosed building, such building being adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other properties in the area.
2. In a Residential or Rural District, the facility shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

5-1303

Additional Standards for Funeral Homes

1. All such facilities shall be on land fronting on and with direct access to a road designated as a major thoroughfare (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
2. Driveways and/or service drives shall be provided with direct but limited access to such major thoroughfare (1 above) for the forming of funeral processions so as not to impede traffic in the area.

5-1304

Additional Standards for Farm Supply and Service Establishments

All such facilities shall be on land fronting on and with direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

5-1305

Additional Standards for Office, Professional (including clinics), Not More Than Six Persons Employed

1. Not more than six (6) persons may be engaged in the operation of the office, including part-time employees and/or professionals.
2. No retail or wholesale sales or storage conducted on the premises.
3. The building so used shall have the exterior appearance of a residential structure of a type allowed in the zoning district in which located.
4. There shall be no lighting of signs or parking areas on the premises in general in any manner not usual in a residential area.
5. Such uses in multi-family structures shall be located in end units of townhouse structures or on the lowest floor of other multi-family structures.
6. Office hours shall be limited to the period between 8:30 A.M. and 8:00 P.M., Monday through Saturday. Offices may open at other times only for emergencies.
7. Off-street parking for the office shall be provided in accordance with the provisions of Article 7 in addition to that required for the dwelling units, unless the office hours are limited to the period between 9:00 A.M. and 4:00 P.M.
8. In the V, R-1, R-2 and R-4 zoning districts, no off-street parking space shall be located in any required front yard, and all parking spaces accessory to the use shall be screened so that they are not visible from the first story window levels of adjoining property.
9. Such a use shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

5-1306

Additional Standards for Barber/Beauty Shop in Residential and Rural Zoning Districts

Such uses shall comply with the use limitations set forth in Section 6-304.

PART 14

5-1400

**CATEGORY 14 MOTOR VEHICLE
RELATED USES**

In addition to the general standards as set forth in Section 006 above, the following standards shall apply:

5-1401

Additional Standards for Car Washes and Auto Service Stations

1. Such uses shall be located and designed so that vehicular circulation shall not conflict with traffic movements in adjacent streets, service drives, driveways and/or parking areas.
2. An applicant for a car wash to be served by a public water system shall present a statement by the water system operator that sufficient water capacity is available.
3. When located in a C-3 Zoning District:
 - A. Such uses shall be an integral design element of a site plan for a shopping center containing not less than 30,000 square feet of gross floor area.
 - B. Such uses shall have no separate and exclusive curb cut access to the abutting highway.
 - C. Service stations shall not include any ancillary use such as vehicular or tool rental and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
 - D. Service stations shall not be used for the performance of major repairs and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking, or sale of said vehicles or part(s) thereof. In addition, in no event shall any one abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

5-1402

Additional Standards for Junkyards

1. Such use shall be located with direct access to a road designated as a major collector (or higher) in the Comprehensive Plan or such higher classification deemed necessary to support the size of the operation involved unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

2. No storage shall be located in any required yard.
3. Such a use shall be located so that it can be effectively screened from all public streets and land located in any Residential or Rural Zoning District and shall be so screened.
4. Parking and loading areas shall be provided in accordance with the provisions of Article 7 and shall be suited to the type of business conducted (i.e., wholesale vs. retail).

5-1403

Additional Standards for Automobile Sales, Rental and Service Establishments

1. Outdoor storage, parking and display areas shall be permitted only on the same lot with the ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides.
2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved site plan. Such areas shall not be used for the storage or display of vehicles that are not in operating condition.
3. Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet.
4. All such uses shall be provided with safe, convenient access to a public street. If any outdoor area is located contiguous to a street, ingress and egress shall be provided only through driveway openings in the curb or similarly controlled by other means appropriate to the design of the abutting street.
5. All outdoor areas used for parking, storage, loading, display and driveways shall be constructed and maintained with an all-weather dustless surface.
6. All lighting fixtures used to illuminate such outdoor areas shall be designed to comply with the performance standards as to glare of the zoning district in which such facility is located. Such facilities shall not be lighted at any time other than during the same hours that the facility is open for business, except for necessary security lighting.

5-1404

Additional Standards for Farm Equipment Sales, Rental and Service Establishments

Such uses shall satisfy the same standards as set forth in Section 1403 above, except that in Residential and Rural Zoning Districts no parking, storage, loading or display shall be conducted in any required front yard or within fifty (50) feet of any side or rear lot line.

5-1405

Additional Standards for Mobile Home Sales, Rental and Service Establishments

1. Such uses shall satisfy the same standards set forth in Section 1404 above.
2. In a Mobile Home Park Zoning District, such a use may be conducted only in conjunction with, and on the same site with, a mobile home park. Further, the number of units located on the site for the purpose of sales, service or storage (unoccupied) shall not exceed ten (10) percent of the approved mobile home spaces in the park, or five (5) mobile homes, whichever is greater.

PART 15

5-1500

CATEGORY 15 WHOLESALING AND PROCESSING

In addition to the general standards as set forth in Section 006 above, the following standards shall apply:

5-1501

Additional Standards for Auction Establishments in Rural Zoning Districts

1. The minimum lot size requirement shall be three (3) acres.
2. The road frontage requirement shall be 200 feet on a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

5-1502

Additional Standards for Commercial Storage and Processing of Bulk Agricultural Products in Rural Zoning Districts

1. The minimum lot size requirement shall be five (5) acres.
2. The road frontage requirement shall be 300 feet on a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

5-1503

Additional Standards for Livestock Exchanges

1. The road frontage requirement shall be 300 feet on a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

2. An arena to be utilized for Livestock Business may be approved as part of a Livestock Exchange. The arena may be utilized for other events specifically involving livestock, if such other events are specifically authorized as part of the Livestock Exchange special permit. Any such arena shall be set back a minimum of 100 feet from all property lines, except that the Board of Zoning Appeals may reduce the setback to 50 feet upon a finding that a lesser setback is adequate given the specific layout of the arena and types of adjoining uses.

5-1504

Additional Standards for Outdoor Auctions for Automobiles, Trucks, Heavy Equipment, Farm Equipment, Boats, Recreational Vehicles and Trailers

1. Minimum lot size of ten (10) acres.
2. Auctions may be held only from 8 a.m. until 7 p.m.
3. 100-foot landscape buffer from all rural and residential districts.
4. All outdoor storage areas shall be completely fenced and screened from adjoining rural and residential districts.

PART 16

5-1600

CATEGORY 16 LIMITED INDUSTRIAL

5-1601

In addition to the general standards as set forth in Section 006 above, the following standards shall apply:

1. Such uses shall generally be conducted in completely enclosed buildings with any outdoor storage completely screened from view from all property lines.
2. Retail sales connected with such uses shall be ancillary to the primary use and shall not occupy more than five (5) percent of the gross floor area.
3. Such a use shall not significantly reduce, impede or conflict with neighboring agricultural operation(s).
4. Open space shall be provided for such uses in the amounts shown for the following zoning districts:

Agriculture	95%
Conservation	95%
5. Such uses shall be separated from all property lines a distance appropriate to the size and type of use.

6. Direct access to a State maintained road shall be adequate to the size and type of such use. In no case shall such road be designated as less than a major collector in the Comprehensive Plan unless the Board of Supervisors or the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.
7. The minimum lot size for such uses shall be shown for the following zoning districts:

Agriculture	100 Acres
Conservation	150 Acres
8. New structures shall be compatible with the character of the surrounding area, as viewed from streets and surrounding properties with respect to the following features:
 - A. Exterior architectural features including all signs;
 - B. General design, scale and arrangements;
 - C. Texture, material, and color;
 - D. The relation of features 1, 2 and 3 above, to similar features of buildings and structures in the immediate surroundings;
 - E. The extent to which the building or structure would be harmonious with or incongruous to the surroundings. It is not the intent of this consideration to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility should be evaluated in terms of the appropriateness of materials, scale, size, height, placement and use of the new buildings or structure in relationship to existing buildings and structures and to the setting thereof.
9. Such a use shall not be defined as a heavy industrial use (see Section 1703).

PART 17

5-1700

CATEGORY 17 GENERAL INDUSTRIAL

In addition to the general standards as set forth in Section 006 above, the following standards shall apply:

5-1701

Additional Standards for Industrial Use Described in Paragraph 3-317.1 (less than one acre used), in Rural Zoning Districts

1. Outdoor activities and storage in conjunction with such uses shall be effectively screened.
2. No retail sales connected with such use shall be conducted on the premises.
3. Such a use shall not substantially reduce, impede or conflict with agricultural operations conducted in the vicinity.
4. Open space shall be provided for such uses in the amounts for the following zoning districts:

Agriculture	95%
Conservation	95%
5. Such uses shall be separated from all property lines in distance of not less than one hundred (100) feet.
6. Such a use shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Supervisors or the Board of Zoning Appeals finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage. Such alternative access shall be to a road designated in the Comprehensive Plan no lower than rural minor collector or urban local.
7. The minimum lot size requirement shall be two hundred (200) acres.
8. New structures shall be compatible with the character of the area.

5-1702

Additional Standards for Sawmills in Rural Zoning Districts

1. No exception issued for sawmill operation shall exceed two (2) years. Such exceptions may be extended in accordance with the provisions of Section 012 above for successive periods of not more than two (2) years each.
2. Sales shall be limited to wood sawn from logs on the site.
3. No structure and no storage of lumber, logs and timber shall be located closer than 100 feet to any lot line. No structure housing or enclosing a sawmill shall be located closer than 400 feet to any lot line.
4. The hours of operation shall be established by the Board, and shall not extend into the period between 8:00 P.M. and 8:00 A.M.
5. Such use shall have direct access to a state maintained road adequate to the size and type of the mill.

6. The minimum area involved with the mill operation, including structures, storage and loading, shall not exceed five (5) acres.
7. The Board may require such screening, planting, fencing, preservation of trees, entrances, design of structures or any other requirement which will ensure the minimal impact of the use on the surrounding uses.

5-1703

Additional Standards for Heavy Industrial Uses

1. Heavy industrial uses shall include:
 - A. Junkyards.
 - B. Ammonia, bleaching powder or chlorine manufacture.
 - C. Asphalt mixing plant.
 - D. Bag cleaning establishment.
 - E. Blast furnace.
 - F. Boiler works.
 - G. Concrete mixing or batching plant.
 - H. Distillation of coal, wood or bones.
 - I. Distillation of turpentine or varnish.
 - J. Emery cloth manufacture.
 - K. Fertilizer manufacture.
 - L. Fireworks or explosives manufacture or storage.
 - M. Fish canning, curing, grinding or smoking.
 - N. Garbage incineration other than in municipal plants or incidental to the operation of hotels, eating establishments and dwellings.
 - O. Glue, size or gelatin manufacture.
 - P. Grinding, cooking, boiling, rendering or storage of slaughterhouse refuse or animal refuse or rancid fats or refuse of dead animals.
 - Q. Iron, steel or copper works for foundries.

- R. Lime, cement, gypsum or plaster of Paris manufacture.
- S. Manufacture of concrete or mortar.
- T. Petroleum or asphalt refining or manufacture.
- U. Pyroxylin of charcoal or coal.
- V. Pulverizing of charcoal or coal.
- W. Smelting of iron.
- X. Soap manufacture.
- Y. Stockyards.
- Z. Sulphuric, nitric or hydrochloric acid manufacture.
- AA. Tanning, curing or storing of raw hides or skins.
- BB. Tetraethyl lead precipitate or liquid manufacture.
- CC. Vinegar manufacture.
- DD. Wool pulling and scouring.
- EE. Yeast plants.
- FF. Any other similar use which in the opinion of the Board might be injurious or noxious by reason or odor, fumes, dust, smoke, vibration, noise or other cause.
- GG. Any industrial use which may exceed any one of the following:
 - (1) Consumption of more than 10,000 gallons of water in any one day or more than 150,000 gallons in any consecutive thirty day period excluding facilities for which approval is required under 15.2-2232, Code of Virginia, as amended.
 - (2) Discharge of more than 10,000 gallons of wastewater in any one day or 150,000 gallons in any consecutive thirty day period, excluding facilities for which approval is required under 15.2-2232, Code of Virginia, as amended.
 - (3) Generation of more than an average 100 cubic yards per day of solid waste of any sort in any thirty day period for disposal at a public landfill.

2. Each applicant for a heavy industrial use shall provide with his application an evaluation (by a person or firm qualified to make such evaluations) that indicates how the proposed use can be made to comply with the applicable performance standards in Article 9.
3. The Board may, in approving a special exception for a heavy industrial use, establish additional yard requirements, transitional yards, screening and other standards that, in the opinion of the Board, will effect compatibility with the surrounding community.
4. Significant groundwater pollution or contamination or the potential therefore shall not be allowed. Groundwater withdrawal or other activity shall not cause a significant depletion of groundwater in the area.
5. The facility shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the Board of Supervisors finds that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage.

5-1704

Additional Standards for Explosives Storage in the RA, I-1 and I-2 Zoning Districts

1. Setbacks from all property lines shall be in a minimum of that distance required to inhabited buildings by the Rules and Regulations Governing Manufacture, Storage, Handling, Use and Sale of Explosives as adopted by The Safety and Health Codes Commission of the Commonwealth of Virginia.
2. Compliance with all applicable Federal and State regulations.
3. Applicant shall file with the Board of Supervisors annually a Certificate of Insurance which shows that the applicant has adequate liability insurance which liability insurance shall in no case be less than One Million (\$1,000,000.00) Dollars combined single limit for bodily injury and property damage.
4. Class I magazines shall be used for the storage of explosives when quantities are in excess of fifty (50) pounds of explosive material.
5. Class II magazines may be used for temporary storage of less than fifty (50) pounds of explosives at the site of blasting operations or where such amount constitutes not more than one day's supply for use in current operations. In no case shall a Class II magazine be used for overnight storage.
6. An eight (8) foot chain link fence or a six (6) foot chain link fence with three (3) strands of barbed wire around the top shall be provided on all four sides of a Class I magazine, so as to fully encircle a Class

I magazine installation. The fence shall have a gate equipped with case-hardened locks and clasps.

7. Applicant shall be required to obtain an annual inspection by the State Fire Marshall and shall file annually with the Zoning Administrator a copy of the permit issued by the State Fire Marshall.

5-1705

ADDITIONAL STANDARDS FOR AN ABATTOIR

1. Any structure or loading or unloading area associated with the use shall not be located within 50 feet of any property line which is in a Rural District, or within 100 feet of any property line which is in a Residential District.
2. All animals awaiting processing are to be housed within a fully enclosed structure.
3. All inedible offal, meat that is not food, condemned material and refuse of the meat processing shall be refrigerated and stored in the interior of a fully enclosed structure until time of pick up or final disposal.
4. All loading and unloading areas for animals shall be screened from adjoining properties.
5. Humane bedding shall be provided for animals housed over 24 hours.
6. Proper disposal of all bedding materials shall be required.
7. All animals that shall remain onsite for up to 12 hours are to be supplied food and water.
8. Proper ventilation of all holding areas shall be provided.